



### **ADJOURNED MEETING HELD**

**March 6, 2020**

The Adjourned Meeting was held on **February 6, 2020, at 6PM**, at Bldg 7610 Meeting Room. All owners of record as of January 15<sup>th</sup> were sent a notice of this meeting. There were 88 units represented in person or by proxy. The Board, with its proxies, voted to ratify the decisions made from the January 9<sup>th</sup> unofficial annual meeting. Many thanks to those returned their proxies and who attended the Meeting.

### **MANHOLES CLOGGED DUE TO, IN PART, BY WIPES**

Recently, there were a couple of manholes that were clogged and there was some water seepage coming through the lids. During the hydro-jetting, the technicians found some minor root problem but, apparently, the culprit was a bunch of wipes. Please note that even though products may say "flushable" on the box or package, please do not flush them down the toilet. Only human waste and toilet paper should go down the sewer. Thank you for your cooperation.

### **MAKE SURE POOL GATE IS LATCHED**

When using the pool, whether entering or exiting, please take a few extra seconds to make sure the gate is securely latched. An unlatched gate is a potential invitation for trouble. Additionally, please do not let anyone in without their proper access card. Thank you for your diligence. Use facilities at your own risk.

### **"#" REQUIRED BEFORE GATE CODE**

As a reminder, the confidential pedestrian gate code is **"#71139"**. Please make sure to push the **"#"** symbol before the code. Please exercise discernment in giving out this code (or any Association code). Thank you.

### **FIRE OCCURRED AT A HOMELESS ENCAMPMENT BY RAILROAD TRACKS**

On February 27<sup>th</sup>, around 7AM, a fire occurred on the north side of the railroad tracks by Bldg 7628. Fortunately, it was quickly extinguished by the Fire Dept. The Goleta Sheriff has one specific person that is tasked with dealing with the homeless situation. You may contact Deputy Jaycee Hunter, at 805-681-4100 or email him at [jdh4974@sbsheriif.org](mailto:jdh4974@sbsheriif.org) if you notice any activities related to homeless people.

### **UNDERGROUND LEAK REPAIRED BY GOLETA WATER DISTRICT**

Last month, after various attempts, GWD came out to repair the underground leaky pipe by Bldg 7636 carport. Many thanks to Board Member, Joe Mora, for being persistent with GWD personnel to get the job done. Apologies to those units that were inconvenienced during the repair.

### **CARPORT FASCIAS AT BLDG 7638 REPLACED**

Vineyard Construction is finishing up with the carport fascias around Bldg 7638 and will be moving on to 7636 & 7634. Thank you for your continual patience and cooperation.

### **DRY ROT BEING REPAIRED**

Affordable Painting is busy repairing the dry rot, one building at a time, which is found after the power washing was done. Beachside Construction is replacing staircase stringers and/or balconies that have dry rot. Thank you for your patience and cooperation as the Association is addressing the various wood issues.

### **MAINTENANCE OR SAFETY ISSUE NEEDS TO BE REPORTED**

If you see a maintenance item or a safety issue which requires prompt attention, please call 805-569-1121 #204. A phone call will result in faster response. Thank you.

### **UNITS FOUND VIOLATING AGAINST ASSOCIATION RULES**

At a recent walk around the complex by a couple of board members, it was noted that there are a few units in violation of the Association rules. The following are some common conditions found:

- 1) **Using back patios or balconies for storage.**
- 2) **Excess items on front landings and walkways or placed in common areas.**
- 3) **Use of vertical trellises, inappropriate patio/balcony blinds, and unauthorized fences or structural awnings.**
- 4) **Unauthorized window air conditioners.**
- 5) **Dog off leash.**
- 6) **Smoking in the pool area.**

All residents & owners are strongly recommended to take a look at your unit balcony, patio, and front landing area. If one (or more) of the above conditions describes your unit, please promptly take steps to rectify the situation. Otherwise, the unit owner may be recommended to be levied a fine. Thank you for your immediate attention.

### **DEHUMIDIFIERS SUGGESTED**

As the rainy season continues, to minimize possible musty smell in your home, especially if you live in a lower unit, you may want to get a few dehumidifiers to extract moisture out of the air. In addition, during the damp months, you may also want to leave a fan or something on to circulate the air in your bathrooms. And when you're home, if possible, you may want to leave

a door or window open for fresh air. Even a light that stays on in your closet may help.

### **PARKING SPACES FOR ONLY VEHICLES THAT FIT**

If you have a vehicle that does not fit inside a parking space, you will have to park it outside the Development. Only vehicles that can be properly parked in between the 2 lines may be kept on-site.

Speaking about parking, if you have a vendor or guest that visits your unit, it might be best to allow their vehicle to park in your assigned spot while you park in another unassigned space. Otherwise, vehicles that park in the red zone / fire lane (or someone else's spot) will be towed at vehicle owners' expense.

### **POOL RULES REITERATED (Use at Your Own Risk)**

The Assoc would like to remind all owners / residents of the pool rules (posted at the pool structure) which, in part, include the following:

- 1) Observe all pool hours and regulations. This includes making sure the pool gate is closed and locked when entering or leaving. Do not open the gate for people who themselves do not have a gate access card. They are most likely non-residents and should not be admitted. This is especially true for neighborhood kids who are being dropped off for a day of unsupervised swimming in our pool.
- 2) Guests and minors (less than 14 years old) should be accompanied by an adult Resident when in the pool area;
- 3) Smoking, vaping, and use of glass containers (bottles, glasses, etc.) are prohibited in the pool area. Unit can be fined or pool privileges revoked if any of these rules are violated.

### **PARKING REMINDER**

As a reminder, here are some parking rules that all residents, owners, guests, contractors, agents, etc. must comply with:

- a) Unless otherwise posted as long-term or 24-hr parking, all unassigned visitor parking is limited to short-term 72-hr parking;



- b) All vehicles must display valid, operational registration tags if parked anywhere in the Grove;
- c) There is a maximum of two vehicles per Unit that may be parked in the Grove;
- d) Unattended parking in Red, Tow-away, No-Parking fire lanes is not permitted. This includes vendors. As a courtesy, Units should park elsewhere and temporarily relinquish their assigned space to the vendor if the vendor will be working in the unit for any length of time. The vendor should be reminded not to park in the No-Parking areas except for brief loading and unloading of tools and materials. If left unattended, their vehicle can be towed at their expense.

### **OWNERS ARE RESPONSIBLE FOR THEIR TENANTS / GUESTS BEHAVIOR**

As a reminder, unit owners are ultimately responsible for the behavior of their renters, renters' guests, contractors, agents, etc. Unfortunately, if one of these people violates an Association rule or policy, the unit owner may ultimately be levied a fine. Rules and regulations are posted on the Association's website [www.eucalyptusgrove.org](http://www.eucalyptusgrove.org). Thank you in advance for informing your renters, guests, etc. of the Association expectations.

### **NO DOGS ALLOWED OVER 25 LBS**

As a reminder, per the CC&R's, only one (1) dog is allowed per unit and no dogs are allowed in the complex that weigh over 25 pounds. In addition, visitors are not permitted to bring their pets into the complex at any time. This includes visitor dogs, large or small, unless the animal provides recognized assistance under the Fair Housing Act. *If you have a guest with a dog, please request that your guest leave the dog at home.*

### **REPORT BURNT OUT LIGHT BULBS**

If you notice any common area light that is burnt out around the complex, please call or send an email to [JamesN@Bartlein.com](mailto:JamesN@Bartlein.com). For efficiency sake, please include all the specific details as to type and location. If able, please include a photo. Preferably, a call would be more efficient. Thank you.

### **INSURANCE INFO FOR REFINANCE**

If you are refinancing your home loan, your lender may need to obtain an insurance dec page. You may call Timothy Cline Insurance Agency at 800-966-9566 and please follow the prompt.

Speaking about insurance, the Association insurance has a \$10,000 deductible. You should speak with your insurance agent about getting proper and adequate coverage so that there's no gap between what your insurance covers and the Association's. A copy of the Assoc insurance policy is available upon request.

The Assoc also carries earthquake insurance with a 5% deductible of the coverage amount (\$33.5M+). A copy of the policy is available upon request. Please discuss with your insurance agent about "loss assessment" coverage.

All renters are strongly encouraged to get renters insurance.

### **ALL EXTERIOR ALTERATIONS REQUIRE BOARD'S PRE-APPROVAL**

In order to keep things uniform, all exterior alterations (doors, screen doors, windows, patio flooring and lattice work enclosure, etc.) must have the Board's pre-approval. Otherwise, the Board will ask you to restore the altered item at your own cost or have it done and pass all related costs on to you. When in doubt, make your request known to the Board. To request for consideration, please email your request with specs, photos or plans to the Board, c/o Mgmt, at the address below. Please do so at least 7-10 days before a board meeting. Thanks.

### **THINKING OF REMODELING?**

**Unit Interior Modifications should also have prior Board Approval.**

Unit owners have greater discretion for interior unit modifications and improvements, but any major modification should have prior Board Approval. Remember, certain interior changes are still not allowed. These include items like removing load bearing walls, dividing or combining units, and building useable areas in designated restricted airspace within third-floor units. Adding hardwood flooring should have prior approval to insure proper insulation and



installation procedures are followed to reduce noise issues. As with exterior alterations, interior modifications made without prior Board approval or in violation of Grove regulations will be subject to removal, restoration, and/or further modification at the Board's request and at the Unit Owner's expense.

### **MAINTENANCE CONCERNS?**

#### **PLEASE CALL MANAGEMENT**

If you see a maintenance issue around the complex, for faster response, please call 569-1121 #204. You may also send an email to [JamesN@Bartlein.com](mailto:JamesN@Bartlein.com) but if you do not hear back within a couple of days, please call. Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

#### **ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATOR AND BILL UNIT OWNER**

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

#### **PLEASE CHECK FOR LATEST INFO ON ASSOCIATION WEBSITE**

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

### **INFORMATION REQUIRED**

As part of the governing documents, all owners are required to provide your current information to the Association. If you move, change your

contact information or if you have tenants or new renters, please provide the names, mailing address, telephone #s, email addresses. You can write a note and send it to the Association c/o the address below, fax it to 805-682-4341 or email the info to [JamesN@Bartlein.com](mailto:JamesN@Bartlein.com). Also, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Please make sure to include the unit address to which you are referring. Thank you. Please note: According to the CC&R's 3.1.2, if you rent, the rental agreement must be in writing; Assoc rules must be given to your tenants (check Assoc website) and the tenants must abide by the rules; if the tenants fail to comply with the Assoc rules, it shall be a default under the rental agreement.

#### **PLEASE CALL FOR FASTER RESPONSE WITH MAINTENANCE ISSUES**

If you have a maintenance issue, please call Management rather than sending an email. You may dial 805-569-1121 #204. Thank you.

#### **BOARD MEETINGS SCHEDULED; AGENDA ENCLOSED;**

The next regular monthly Board Meeting is scheduled for **Thursday, March 12, 2020, at 6PM** at the Bldg 7610 Meeting Room. Unless otherwise notified, the board meetings are usually on the 2<sup>nd</sup> Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is emailed, posted at the mailbox area and/or posted on the website at least 4 days before. Meeting minutes are also posted on the Assoc website.

If you have renters, you are responsible to forward the newsletter to your tenants. Thank you.

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